



Drainage System Guidance

Bushmead Estate provides a range of different lot specifications, reflective of the foothills environment. Design of your properties drainage system will vary depending on the particular specification of your lot. Your builder should consider all of the available information specific to your lot and design a drainage system that will perform appropriately.

Lots with Direct Drainage Property Connection Pits

Where a direct drainage property connection (pit) has been provided by Cedar Woods it is important properties use the connection for drainage. Soakwells are not permitted on lots with a direct property connection. If rainwater tanks are installed, overflow from the tanks must be connected to the pit.

Lots without Direct Drainage Property Connection Pits

If a direct drainage property connection (pit) is not available, then installation of soakwells is required. Soakwells must be installed as per the following:

- In accordance with the City of Swan guidelines.
- Calculation of soakwell storage capacity = $0.015A_c \text{ m}^3$ (Where A_c is the connected impervious area in m^2)
- Soakwells must be located at the front of the lot for optimal performance and management of higher intensity rainfall events.
- Soakwells must be interconnected.
- Height of the soakwell units installed does not exceed 1.2 m.
- Soakwells must be backfilled with clean free draining sand.
- The roof catchment must be correctly distributed to the soakwells proportional to the capacity of each soakwell.

Property owners should be aware that it is normal for the capacity of the soakwells to be exceeded during infrequent (higher intensity) rainfall events. It is the property owner's responsibility to ensure the soakwells are appropriately located to manage this, with the lowest overflow point in the system located at the front of the lot.